

HOUSING

Area Objectives

Proposals for the Adjacent Area should strive to develop a diverse range of housing types that serve a range of residents.

Draft Policy Recommendations

Housing For Families

- Provide a minimum of 35% family oriented units, 25% two-bedrooms and 10% three-bedrooms, designed in accordance with the High Density Housing For Families with Children Guidelines.

Improved Affordability

- Include opportunities for 'flex suites' or 'breakaway suites', as well as units with modest finishes, to improve the variety of unit types, price points and tenure, and provide additional ways to achieve affordability in market housing.

Protection of Rental Units

- Multi-family rental buildings on Main St currently zoned RM-3A are subject to the Rate of Change By-Law and would be required to replace the existing units on a one-for-one basis with a similar unit mix.

Due to the unique character of each of these buildings, the Community Amenity Contribution for any rezoning in the RM-3A area will be determined on a case-by-case basis using a negotiated approach. The flat rates will not apply to these rezonings.

